



Design, Access and Heritage Statement
Including the Sustainability Statement

Walstead House, East Mascalls Lane, Lindfield

Replacement of existing roof coverings (pitched and flat) and rainwater goods, replacement and repair of the existing windows, masonry repairs and replacement hanging tiles, other fenestration works including oak framing and chimney repairs, along with internal plaster replacement works

at

Walstead House, East Mascalls Lane, Lindfield

Planning, Design and Access Statement

on Behalf of

Great Walstead School

July 2026

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1. Introduction

- 1.1 This is a Planning, Design and Access Statement prepared to accompany a Listed Building Consent application for the replacement of the existing roof coverings (pitched and flat) and rainwater goods, replacement and repair of the existing windows, masonry repairs and replacement hanging tiles, other fenestration works including oak framing and chimney repairs, and internal plaster replacement works, at Walstead House, East Mascalls Lane, Lindfield.
- 1.2 Walstead House is a Grade II listed dwelling and is located in a prominent position within the school grounds, being home to the Headmaster of Great Walstead School. The existing boundary treatments – predominantly close boarded timber fencing supplemented with hedge planting, and some brick walls, provides its westerly-aspect rear garden with a great deal of mutual privacy.
- 1.3 The school is located outside the built-up area boundary of Lindfield.
- 1.4 A Heritage Statement and Impact Assessment (HSIA) has been prepared by Maggie Henderson at HB Archaeology and Conservation. This document accompanies this Listed Building Consent submission as a separate report, concluding that the proposals submitted herein are sympathetic to the existing Grade II listed building and its fabric.
- 1.5 The proposed oak framing repair works have been specified by Hockley and Dawson, a Structural Engineering practice who specialise in listed and historic buildings. These details are referred to in detail within this statement.
- 1.6 This Listed Building Consent application demonstrates the following:
 - a) The principle of the works is supported by the relevant planning policies within MSDC District Plan;
 - b) The proposed roofing tiling works are justified in terms of their design, size and location;
 - c) The proposals will re-use as many of the existing roof tiles as is reasonably practicable, with any new tiles being carefully selected to match the existing;
 - d) The replacement plain clay hanging tiles will preserve the character of the listed building;
 - e) The proposed works will preserve the character and understanding of the listed building;
 - f) The proposed works to repair the existing oak framing will be undertaken in a most sensitive manner by award-winning specialists in this aspect of work;
 - g) The proposed replacement of the existing rainwater goods will enhance the appearance of the property, while enabling it more efficiently keep water away from the structure;
 - h) The proposed window repairs and replacements will enhance the energy efficiency of the property, by reducing draughts;

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- i) The character and appearance of the property will be enhanced by the proposed works;
 - j) The nature of the works are such that there will be no detrimental impact upon the amenity of the neighbouring properties.

2. Use

- 2.1 The proposal will retain and enhance the existing residential (C3) use of the property.

3. Amount

- 3.1 The proposals comprise the following works:

- Repairs to the historic oak timber framing on the north elevation;
- Replacement of the existing pitched roof coverings;
- Replacement of the existing flat roof coverings;
- Replacement of the existing vertically hung plain clay tiles;
- Repairs to the existing chimney stacks;
- Repairs to the existing timber windows, with replacement timber windows to the south west elevation;
- Replacement pitched roof windows;
- Replacement rainwater goods and foul waste pipes;
- Render and masonry brick repairs to various areas;
- Drainage alterations, to suit additional rainwater downpipes;
- Other associated repairs, as described below.

4. Layout

- 4.1 The proposals will not affect the layout of the existing building.

5. Planning Statement / Scale

5.1 **Planning History**

The most recent relevant planning history for the property is a Listed Building Consent application, approved in September 2022, under reference DM/22/2220. This application achieved consent for replacement vertical hanging tiles, and the refurbishment of a window to the south east elevation.

5.2 **Planning Policies**

There are a number of planning policies relevant to this application. As set out in the pre-application advice received, these include:

Mid Sussex District Plan

DP26 – Character and Design

DP34 – Listed Buildings

5.3 **Planning Principles**

The principle of re-roofing and fenestration enhancement works is deemed acceptable, and fully in accordance with the aims of planning policies DP26 and DP34 of the MSDC District Plan. A detailed condition survey has identified a number of significant defects with the dwelling, which require attention in order to prevent the further deterioration of the building fabric.

The defects are summarised below, using the summary of proposed works as a guide:

- Repairs to the historic oak timber framing on the north elevation: The survey identified that the exposed oak framing primarily on the north elevation is significantly out of plumb, and the first floor sections have bowed outwards underneath the first floor window. A Structural Engineer with significant experience of listed buildings has assessed the frame and devised a scheme of repair works. These are described in greater depth on the drawing prepared by Hockley and Dawson, and also in the detailed quote prepared by 'The Oak Blokes', both of which accompany this Listed Building Consent submission. In conjunction with the external repairs all active infestations of (Common Furniture and Deathwatch beetle) should be treated by a specialist contractor.
- Replacement of the existing pitched roof coverings: The survey explained that the existing plain clay tiles are of reasonable quality and remain generally free from excessive surface spalling. As is to be expected, a good number of tiles are cracked, chipped or have slipped, and will need to be replaced/refixed. Where visible a good number of the nail fixings are showing signs of corrosion (nail sickness) which over a period of time causes expansion of the fixings and cracking of the tiles leading to tile slippage. The survey report concluded that whilst it would be possible to carry out an extensive overhaul of the roof slopes, the most cost-effective solution in the long term would be to allow for stripping, re-felting, re-battening and retiling of the pitched roof slopes.
- Replacement of the existing flat roof coverings: The survey confirmed that the existing leadwork is of some age and very thin as the timber boarding can be seen through the leadwork. Whilst it remains free from excessive splits, the survey was of the opinion that it has a limited lifespan, and that allowance should be made to replace it in the short term. As discussed below, the flat roof covering to the first floor dormer also needs to be replaced in lead.

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- Replacement of the existing vertically hung plain clay tiles: To the dormer window, the vertically hung tiling will need to be replaced together with the cement fillets, flat roofs and all leadwork. To the walls, the survey noted that the general coursing of the tiling is uneven, and that a number of tiles are chipped, cracked or have slipped. Moreover, crude repairs in the form of cement renders have been carried out to the upper sections and below first floor window frames. It is concluded that whilst it is possible to carry out piecemeal repairs in the short term, there will come a point where the tiles should be stripped, re-felted, re-battened and retiled. Ideally this work should be scheduled to be carried out in conjunction with the re-roofing work, which is described above.
 - Repairs to the existing chimney stacks: Two of the chimneys are weathered at their roof abutment with cement fillets, while a third is weathered in lead. While the cement fillets to one of the stacks are in good condition, those to the other stack are cracked and loose in places, and recommended for replacement with lead flashings. To the remaining chimney, the leadwork flashings are generally aged and worn. Although free from splits, it was the surveyor's opinion it has a limited lifespan and allowances will need to be made for its replacement in conjunction with the re-roofing works.
 - Repairs to the existing timber and metal casement windows, with replacement timber windows to the south west elevation: The survey noted corrosion to the metal-framed casement windows, which has led to the twisting and warping of the frames, and in a number of the windows this has then led to the cracking of the glazing. To the oak framed windows there is evidence of softening and therefore repairs will be required in the short term. Furthermore, cracked and missing putties were evident at junctions between the oak frames and metal casements, and some missing casement handles and stays will need to be replaced and refixed. To the southwest elevation, the two casement windows at second floor level are in poor order and need to be replaced.
 - Replacement pitched roof windows: The survey noted that the metal framed roof lights are of some age and showing signs of corrosion. Furthermore, their junctions with the tiled roof coverings are poorly detailed.
 - Replacement rainwater goods and foul waste pipes: The settlement of the roof profiles over the years makes it difficult to get adequate falls to some sections of external gutters. In general terms, the external gutters and rainwater pipes, particularly the cast iron sections, are in poor condition. They are showing signs of extensive corrosion and leakages around collar joints. Moreover, some sections are cracked, loose and out of alignment. Crude taped repairs have been carried out to the rainwater pipes in recent years. Therefore, allowances will need to be made for complete replacement of all external gutters and rainwater pipes. The asbestos cement hopper heads should also be replaced.
 - Render and masonry brick repairs to various areas: The (brick) infill panels which originally would have been formed with lath and lime plaster were we suspect removed and replaced with brick painted noggin in the Edwardian
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period. Cement mortar fillets have been introduced at the junctions between the brick panels and oak framing. Moreover, crude cement repairs have been carried out to the outer edges of the oak framing. A painted cement rendered plinth extends around the original section of the south/east elevation. The rendering is in poor condition, cracked and generally hollow to the touch. Allowances will need to be made for the rendered sections to be hacked off and replaced with a lime render. Similar comments can be made with respect to the rendered sections along the south elevation wall.

- Drainage alterations, to perimeter of ground floor walls: The surveyor noted that the opportunity should also be taken to reform cracked cement lined open gutters at ground level, most notably to the south eastern corner of the property.
- Other associated repairs: The incorrect plaster has been used in relation to the walls on the inner face of chimney stack 1 in the sitting room. The carlite plaster is acting as a sponge. The cause of the dampness should be attended to, and the plaster replaced with a lime based plaster.

5.4 **Design**

The proposed works will offer like-for-like replacement of the existing materials, with handmade plain clay tiles to the pitched roofs and upper wall sections, lead to the flat roofs and flashings, oak to the framing repairs, lime mortar externally, and lime plaster internally. This aspect is covered in greater detail in section 8, Appearance.

5.5 **Sustainability**

The proposals will use traditional materials either to match those being replaced, or to provide a more robust and sympathetic repair solution.

The proposed insertion of thermal insulation is deemed acceptable in principle since this will be breathable and thus preserves the existing historic building fabric.

The sustainability aspects of the scheme are discussed in section 10 of this statement.

5.6 **Neighbour Amenity**

Since the proposals involve the like-for-like replacement of existing elements, the works will not have any impact upon the amenity of the neighbouring properties.

6. Heritage Statement

- 6.1 This application is accompanied by a Heritage Statement and Impact Assessment (HSIA) prepared by Maggie Henderson of HB Archaeology and Conservation. This includes the Historic Environment Record data and a discussion of the findings.
- 6.2 The proposed works to the property are summarised in the HSIA, but in detail these works comprise the following:

Oak Timber Framing Repairs

A detailed breakdown of the proposed repair works is provided with the detailed Estimate of Works, prepared by The Oak Blokes, that accompanies this Listed Building Consent submission.

Pitched Roofs

- Remove tiles from main roof and set aside for reuse;
- Remove tile battens and cart away;
- Ridges – Existing half round ridge tiles with tile slips as shown
- Tiles – refix existing tiles. Allowance to retain approximately 60% of existing tiles, with 40% replacement using matching reclaimed tiles, carefully interspersed with existing tiles
- Battens – 38x25mm SW battens
- Felt - Breather membrane – Siga Majcoat 350
- Insulation – To sloping ceilings, install 50mm CosyWool insulation between the rafters. To flat ceilings, allow for 100mm CosyWool insulation between the ceiling joists, with 2No. layers of 40mm Schneider WoodWool insulation boards laid over the 1joists to provide light storage
- Undercloaks – Fibre cement undercloaks with lime pointing between undercloak and tiles, Provisionally to be 1:3 mix of Hanson or similar NHL 3.5 to medium graded washed sharp sand mixed according to manufacturer's instructions.

Flat Roof Works

- Remove the existing felt/thin lead roof coverings and timber decking;
- Insert 50mm CosyWool insulation between the existing flat roof joists, maintaining the existing ceiling finishes;
- Lead – Code 5 lead covering with Code 4 sacrificial lead sheets as shown;
- Lead rolls – Treated softwood timber rolls with Code 5 lead overcloak as shown;
- Abutment ventilation – Nicholson Airtrak LB45 layboard ventilators;
- Eaves ventilation – Nicholson AirTrak EA100 ventilators at eaves;
- Building Paper, over;
- Deck – 18mm WBP ply board deck over existing structure;
- Insect mesh – vinyl coated GRP insect mesh to eaves and abutment detail as shown.

Vertical Hanging Tiles

- Tiles - Refix existing tiles. Allowance to retain approximately 50% of existing tiles, with 50% replacement using matching reclaimed tiles, carefully interspersed with existing tiles
- Battens – 38x25mm SW battens
- Breather membrane – Siga Majcoat 350
- Abutment soakers – Code 4 lead soakers and flashings at abutments as shown
- External angle soakers – Code 3 lead soakers as shown

Flashings

To all chimney stacks, existing weatherings (mortar fillets and lead) to be removed, and replaced with new Code 4 lead soakers, flashings and aprons, all in accordance with the recommendations of the Lead Sheet Training Academy. Refer to the accompanying detail drawings PL.103 and PL.104.

External Render

Subject to condition of brickwork (where existing cementitious render is removed) to lower part of south elevation, a new lime render finish is to be applied from below the existing vertically hung tiling down to base of wall, provisionally as follows:

- a) Apply a 10-15mm lime plaster levelling coat (NHL + aggregate)
- b) 4-5mm Isovit lime adhesive
- c) 12mm lime hemp plaster
- d) Leave ready for decoration with a breathable paint finish.

Rainwater Goods

Where indicated on the elevation drawings, new rainwater guttering is to be installed to replace the existing, using Alumasc Apex Heritage cast iron ogee profiled 150mm gutters, and 75mm dia. downpipes, all zinc primed and powder-coated to 200 microns (black). The rainwater downpipes are to be fitted with cast iron brackets, while the gutters are to be fixed in place with cast iron rafter brackets.

Soil Vent Pipes

Where indicated on the elevation drawings, the existing soil vent pipes are to be removed. New cast iron waste pipes and fittings are to be installed, all zinc primed and powder-coated to 200 microns (black).

Perimeter Drainage

To the existing open perimeter gulley drain, all surfaces are to be suitably prepared so that all cracks and imperfections can be repaired using ACO Polymer Concrete Repair Kit. The product is to be applied in accordance with the manufacturer's instructions and recommendations.

Internal Works

To the chimney breast within the ground floor Living Room, it is proposed to remove the existing Gypsum plaster, using methods to avoid damage to the existing masonry substrate. New lime plaster is to be applied to the chimney breast to the following specification:

- a) Preparation: Remove loose mortar, dust, paint etc.
- b) Repointing: Repoint voids in brickwork with a NHL 2.0 mortar
- c) Scratch coat (10-12mm)
 - a. Mix: 1 part lime putty to 2.5 parts, or 1:3, sharp, well-graded sand (0-4mm).
 - b. Hair: cow, goat or horse hair
 - c. Curing: allow 7 to 14 days to dry / set
- d) Float coat (10-12mm)
 - a. Mix: same as scratch coat but without hair
 - b. Curing: allow 7 to 14 days to dry / set
- e) Final / skim coat (3-4mm)
 - a. Mix: 1 part lime putty to 1-2 parts fine sand or lime crusher dust
 - b. Finish texture: TBC

- 6.3 The above works are described in detail on the drawings that accompany this application, including large-scale drawings illustrating the key details.

7. Landscaping

- 7.1 The proposals do not involve, nor do they affect, any landscaping elements.

8. Appearance

- 8.1 The current appearance of the building can be reviewed from the existing elevations supplied with this application, along with the photographs supplied within Appendix I. The proposed re-roofing and fenestration enhancement works, by virtue of their sensitive design and detailing, are able to demonstrate sensitivity in their design.
- 8.2 The works will seek to salvage and re-use as many of the existing roof tiles as possible, with any replacement tiles carefully selected to match the existing. It has been estimated that 60% of the existing roof tiles can be salvaged, and it is therefore proposed to blend the new tiles with the existing. This allows it to preserve its appearance from all angles. The re-use of the reclaimed tiles will ensure the long-term preservation of the listed building fabric while at the same time allow it to retain its inherent character.
- 8.3 In common with the pitched roofs, the works to the vertical hung tile walls will seek to salvage approximately 50% of the existing tiles for re-use. It is proposed

to blend the existing tiles with handmade reclaimed tiles, ensuring the building retains its inherent character.

- 8.4 The replacement flat roofs will use Code 5 lead, with Code 4 lead used for the new flashings elsewhere. These items will be traditionally detailed, including mopstick rolls and stepped arrangements where the lead bays exceed the maximum length for the Code of lead being used.
- 8.5 The replacement timber windows are traditionally detailed and incorporate single-glazed panes so as to preserve the character of the existing building.
- 8.6 The proposed replacement rooflight windows are in narrow-profile metal frames with a powder-coated finish in black. These will incorporate double-glazed panes, which supplements the enhanced U-value of the pitched roof that is to receive Thermafleece sheep's wool insulation.
- 8.7 The proposed works to replace the existing rainwater goods will use the traditional material of cast iron, finished in black, to match the existing. The rainwater goods will use matching brackets, making use of the existing bracket and clip positions wherever possible.
- 8.8 The use of lime render to the base of the walls, in lieu of the existing cement-based render, is far more sympathetic to the listed building. Not only does lime render have a more traditional and attractive appearance, it is also an essential product to ensure the masonry brickwork can breathe, and therefore more effectively control moisture – both internally and externally.
- 8.9 For the reasons outlined above, the proposals comply with policies DP26 and DP34 of the MSDC District Plan.

9. Access

- 9.1 The proposals do not affect any of the existing access arrangements.

10. Sustainability

- 10.1 The proposed re-roofing works will be undertaken in conjunction with the application of a breathable membrane beneath the new tiling battens, coupled with the insertion of breathable natural insulation between and beneath the existing timber rafters. The detailing of this insulation is identified on the accompanying drawings, and will enhance its thermal performance while at the same time protecting the structure and reducing the requirement for ongoing and ad hoc repair and maintenance.
- 10.2 The proposed replacement roof windows are in the Conservation style and will incorporate narrow-profile double-glazed panes to reduce heat losses.

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- 10.3 The proposed repair works to the oak timber framing will include the removal and re-building of the infill brick panels. This, coupled with the use of lime plaster internally with rope sealing, will maintain the breathability of the structure while at the same time reducing draughts and heat losses.
- 10.4 The proposed window repairs and replacements will improve the weathertightness of the dwelling, minimising draughts and therefore heat losses.

11. Conclusion

- 11.1 The proposed re-roofing and fenestration repair works are essential for the long-term preservation of the listed building, and will be undertaken with the utmost care and sensitivity. The following can be concluded:
- a) The principle of the works is supported by the relevant planning policies within MSDC District Plan;
 - b) The proposed roofing tiling works are justified in terms of their design, size and location;
 - c) The proposals will re-use as many of the existing roof tiles as is reasonably practicable, with any new tiles being carefully selected to match the existing;
 - d) The replacement plain clay hanging tiles will preserve the character of the listed building;
 - e) The proposed works will preserve the character and understanding of the listed building;
 - f) The proposed works to repair the existing oak framing will be undertaken in a most sensitive manner by award-winning specialists in this aspect of work;
 - g) The proposed replacement of the existing rainwater goods will enhance the appearance of the property, while enabling it more efficiently keep water away from the structure;
 - h) The proposed window repairs and replacements will enhance the energy efficiency of the property, by reducing draughts;
 - i) The character and appearance of the property will be enhanced by the proposed works;
 - j) The nature of the works are such that there will be no detrimental impact upon the amenity of the neighbouring properties.
- 11.2 For the reasons outlined above, the proposals comply with policies DP26 and DP34 of the MSDC District Plan.